

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
WORK SESSION #39
Monday, June 12, 2006**

A work session of the Williamsburg Planning Commission was held on Monday, June 12, 2006, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Hertzler and Kafes. Absent were Commissioners Pons, McBeth and Rose. Also present were Planning Director Nester and Zoning Administrator Murphy.

The Commission waited until 4:20 p.m. in hopes of a quorum. With no quorum present, Mr. Young said that the members present would hear comments from those citizens who took time to come to the meeting.

OPEN FORUM

Nanci Bond, 416 Suri Drive, made a number of comments and observations:

- The overall character needs to be retained, and it is important to retain trees and wooded areas.
- Owner-occupied bed & breakfasts help to protect the character of residential areas, but allowing an increase to 10 rooms is not in accord with the Plan's goals for preserving the character of residential areas.
- The landscaping for Yankee Candle is insufficient – all of the trees were cleared during construction.

David Kranbuehl, 201 Harrison Avenue, questioned the landscape requirements. Mr. Nester and Mrs. Murphy explained the City's requirements. Mr. Kranbuehl said that more requirements are needed. Mr. Kafes said that this is part of the site plan review process. Stewart Goddin, 715 Goodwin Street, said that the landscape standards may not be strict enough. Mrs. Bond said that Williamsburg is in competition with other areas that are concerned with making themselves beautiful.

Mr. Goddin continued with numerous comments:

- All of the options need to be looked at for the Jamestown Road/Campus Drive intersection – he is very concerned with the proposed traffic signal. This will change the character of the street. The City should work with the College to take pressure off of Jamestown Road. More emphasis is needed on the Compton Drive/Monticello Avenue entrance. The College has numerous options, the Jamestown Road neighborhoods don't.

- While increased density might be appropriate, it would be nice to have a scale model to see what higher density looks like. Scale and mass of buildings needs to be related to lot size in some way.
- William and Mary needs to add more student housing, but there is not much more room on the Jamestown Road side of the campus. The property south of Berkeley Middle School has some promise, but how will students get back to campus without driving. Pressure needs to be put on the College to better regulate off-campus living arrangements.
- B&Bs add to the character and attractiveness of Williamsburg. There are places where more rooms could work – capping at four bedrooms is a mistake, but 10 seems to be too big. Maybe you could go to six, and possibly to eight bedrooms if additional standards are met.

Mr. Kranbuehl offered additional thoughts:

- Planning Commission and staff have done an excellent job with the Comprehensive Plan update process.
- The traffic signal at Campus Drive/Jamestown Road should be deleted from the Plan.
- The special use permit process needs to be revised and refined. Citizen participation is important, and maximum notification is needed. Advertisements for the Planning Commission public hearing should be placed 18 and 25 days before the Planning Commission meeting instead of the 11 and 18 days presently used. He will also urge City Council to delay action on special use permits when needed.
- He is concerned with the possible impacts of allowing “student dorms” in motels, as was recently approved for Capitol Landing Road. The City needs to think about the long range impacts – what do we want to see happen along Capitol Landing Road. The Economic Development Manager should offer advice about what should happen along Capitol Landing Road. The Police and Fire Departments need to be consulted about potential impacts.

John Keane, 718 Jamestown Road, had several comments:

- The Jamestown Road/Campus Drive traffic signal won’t solve anything – it is a dangerous corner.
- He supports limiting B&Bs to specified corridors. No one he knows wants 10 rooms, and only one or two want eight. Mostly, there is a desire for an additional room or two. Adding a few rooms is not going to adversely affect the community. The special use permit process is an appropriate way to deal with this type of expansion.

With no further comments to be made, Mr. Young closed the Open Forum.

Mr. Kafes noted that it would be a good idea to take another look at the landscaping requirements in the Zoning Ordinance.

Mr. Hertzler said that landscaping is being done to code, but do we need to increase the requirements. He said that there are pluses and minuses. He noted that saving large trees can radically change the way a site can be developed.

Mr. Young said that there was nothing unusual about Yankee Candle – it met the standards. We need to take a look at the regulations.

Mr. Hertzler noted that the scale of Yankee Candle is much greater than that of the rest of the street.

Mrs. Bond and Mr. Goddin agreed that the landscaping standards need to be reviewed. Mr. Goddin suggested that there could be different requirements for large pieces of property.

Mr. Kranbuehl asked if there was a path to see if the City can partner with property owners to increase the amount of landscaping provided.

The meeting was adjourned at 5:25 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission